184.0	0006	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	715,200 /	715,200
USE VALUE:	715,200 /	715,200
ASSESSED:	715,200 /	715,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
207		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PANTAZOPOULOS GEORGE--ETAL
Owner 2:	PANTAZOPOULOS GEORGIA
Owner 3:	
Street 1:	207 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .211 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1959, having primarily Vinyl Exterior and 1684 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9191.000	228,200		487,000	715,200
Total Card	0.211	228,200		487,000	715,200
Total Parcel	0.211	228,200		487,000	715,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.70 | /Parcel: 424.70

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	123903
GIS Ref	
GIS Ref	
Insp Date	08/25/18

!14320!

PREVIOUS ASSESSMENT

Parcel ID 184.0-0006-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	228,200	0	9,191.	487,000	715,200		Year end	12/23/2021
2021	101	FV	228,200	0	9,191.	487,000	715,200		Year End Roll	12/10/2020
2020	101	FV	228,200	0	9,191.	487,000	715,200	715,200	Year End Roll	12/18/2019
2019	101	FV	206,800	0	9,191.	487,000	693,800	693,800	Year End Roll	1/3/2019
2018	101	FV	206,200	0	9,191.	410,500	616,700	616,700	Year End Roll	12/20/2017
2017	101	FV	206,200	0	9,191.	375,700	581,900	581,900	Year End Roll	1/3/2017
2016	101	FV	206,200	0	9,191.	320,000	526,200	526,200	Year End	1/4/2016
2015	101	FV	185,500	0	9,191.	278,300	463,800	463,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:46:32

LAST REV

Date	Time
07/18/19	14:46:12
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14320

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17397-120		9/1/1986		195,000	No	No		Y

USER DEFINED

Prior Id # 1:	123903
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2019	359	Redo Kit	36,550	C				
5/15/2012	614	Re-Roof	5,995					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
12/8/2008	Measured	372	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9191		Sq. Ft.	Site		0	70.	0.76	7									487,012						487,000	

Total AC/HA:	0.21100	Total SF/SM:	9191	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	487,012	Spl Credit		Total:	487,000

EXTERIOR INFORMATION

Type:	18 - Raised Ranch
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	1 - Drywall	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	25 %
Bsmnt Flr:	4 - Carpet	
Subfloor:		
Bsmnt Gar:	1	
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00749993
Adj $ / SQ:	129.212
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330743
Depreciation:	102530
Depreciated Total:	228213

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

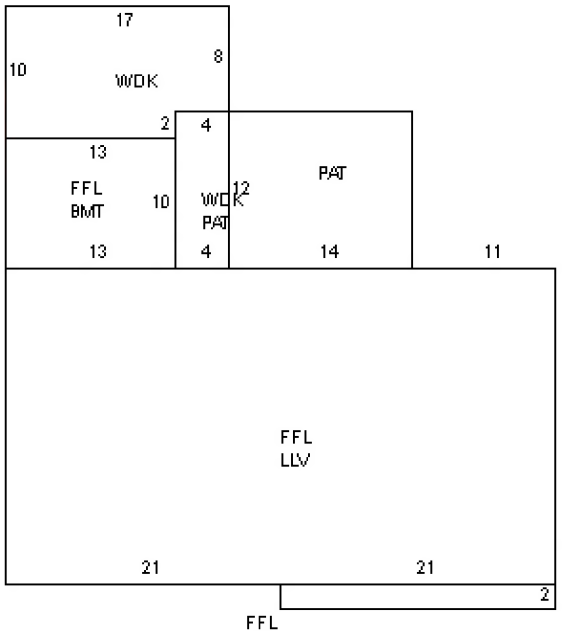
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	129.21
Special Features:	0	Val/Su Net:	83.16
Final Total:	228200	Val/Su SzAd	193.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,180	129.210	152,470
LLV	Lower Level	1,008	79.950	80,589
PAT	Patio	216	4.020	867
WDK	Deck	210	10.840	2,277
BMT	Basement	130	38.760	5,039

Net Sketched Area:		2,744	Total:		241,242
Size Ad	1180	Gross Area	2744	FinArea	1684

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0006-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: